

# PRELIMINARY PLAN

# FINAL PLAT

### METES AND BOUNDS DESCRIPTION

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Stephen F. Austin Survey, A-9, and being the same tract of land conveyed to Frank Quintero, as recorded in Volume 3455, Page 33, of the Brazos County Official Records(B.C.O.R.), and now more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the north corner of this tract, also being a point on the southeast right-of-way line of Hilton Road(70' R.O.W.), also being the west corner of the Lillie D. & Robert Henderson 0.397 acre tract, as recorded in Vol. 2090, Page 167, of the B.C.O.R.;

**THENCE** South 46°34'48" East, a distance of 104.84 feet along the common line between this tract and said 0.397 acre tract to a 1/2" iron rod found for corner, also being the south corner of said 0.397 acre tract, also being the west corner of the Lillie D. & Robert Henderson 1.853 acre tract, as recorded in Vol. 2090, Page 167, of the B.C.O.R.;

**THENCE** South 45°38'30" West, a distance of 296.96 feet along the common line between this tract and said 11.435 acre tract to a 1/2" iron rod found for the southeast corner of this tract, also being a point on the north right-of-way line of Sandy Point Road(80' R.O.W.);

**THENCE** North 82°11'25" West, a distance of 260.46 feet along the common line between this tract and said right-of-way line to a 5/8" iron rod set for the southwest corner of this tract, also being at the intersection of said right-of-way line of Sandy Point Road and said right-of-way line of Hilton Road, from which the City of Bryan C.P.S. Monument #39 bears N 85°20'12" E, for a distance of 668.42 feet, said monument having Texas State Plane Central Zone Coordinates of N=390,625.199, E=3,237,018.457;

**THENCE** North 45°00'00" East, a distance of 448.57 feet along the common line between this tract and said right-of-way line of Hilton Road to the PLACE OF BEGINNING containing 77,829 square feet or 1.7867 acres.

Filed for Record in:  
**BRAZOS COUNTY**  
 On: May 10, 2004 at 01:29P  
 As a  
 Plat  
 Document Number: 08854685  
 Amount: 58.00  
 Receipt Number: 242204  
 By:  
 Susie Cohen

# FINAL PLAT AZTEC SUBDIVISION LOTS 1, 2, 3 BLOCK 1

1.787 TOTAL ACRES  
 VOL. 3455, PAGE 38

BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 40'  
 September 9th, 2003

- ALL CORNERS ARE 1/2" IRON RODS FOUND UNLESS OTHERWISE NOTED.
- THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0129 C, EFFECTIVE DATE: JULY 2, 1992.
- THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-5
- The bearing basis of this survey is the northwest line of the previous deed as recorded in Volume 3455, Page 38, of the Official Records of Brazos County, said bearing being N 45°00'00" E
- All setbacks shall be in accordance with the City of Bryan Ordinances

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, **FRANK L. QUINTERO**, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

*[Signature]*  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, **Dante Carlomagno**, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*[Signature]*  
 Dante Carlomagno  
 Texas Registered Professional Land Surveyor, No. 1562

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, **Frank L. Quintero**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 2nd day of April, 2003.

*[Signature]*  
 Notary Public

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, **Karen McQueen**, the County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 10 day of May, 2004, in the Official Records of Brazos County in Volume 3455, Page 38.

*[Signature]*  
 Karen McQueen by *[Signature]*  
 County Clerk, Brazos County, Texas

**DELORES M. SOTO**  
 Notary Public, State of Texas  
 My Commission Expires  
**NOVEMBER 14, 2005**

I, **Kim Casey**, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 15 day of November, 2003.

*[Signature]*  
 Chairman, Planning & Zoning Commission  
 Bryan, Texas

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10 day of May, 2004.

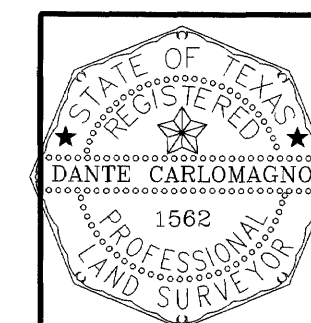
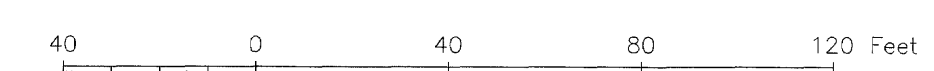
*[Signature]*  
 Planning Administrator, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:  
 BRAZOS COUNTY  
 as stamped hereon by me.  
 May 10, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

### LEGEND

- FOUND ROD
- 5/8" IRON ROD SET
- - - POWER POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT



**CARLOMAGNO Surveying Inc**  
 2714 Finleather Road, Bryan, Texas 77801  
 www.CaromagnoSurveying.com  
 Phone (979)775-2873, Fax (979)775-4787, E-mail CS@CaromagnoSurveying.com

DRAWN BY: **A. WALLACE** DRAWING NO. **03628**  
 SHEET 1 OF 1

File name: 03628-REPLAT.DWG  
 Plot date: 09/09/2003 at 11:16  
 Revised: 09/19/2003  
 Revised: 10/02/2003  
 Revised: 10/22/2003

on barbee and 5/28/04